



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: November 14, 2023

Reference: Consider approval of an Ordinance for PD-309-SF-12 & C, a zoning change request from C (Commercial) to PD-309-SF-12 & C (Planned Development-309-Single Family-12 & Commercial), to allow the development of a residence and professional office building on two lots totaling 2.05 acres of property located on the west side of S. Denton Tap Road approximately 450 feet north of W Bethel Road and authorizing the Mayor to sign.

2040: Create Business and Innovation Nodes

Introduction:

The purpose of this agenda item is to ask City Council to approve an Ordinance for case PD-309-SF-12 & C, to allow the development of a residence and professional office building on two lots totaling 2.05 acres of property located on the west side of S. Denton Tap Road approximately 450 feet north of W Bethel Road and authorizing the Mayor to sign. The applicant is proposing to build his residence on one lot and an office for his architectural firm on the other lot.

Background:

On August 17, 2023, the Planning and Zoning Commission unanimously recommended approval of this zone change request to allow a residence on proposed Lot 1 and an office building on Lot 2. On September 12, City Council unanimously approved this request with the following conditions that have been added to the ordinance:

1. There may be additional comments during detailed engineering plan review.
2. Tree mitigation fees shall be paid at the time of tree removal permit.
3. The plat cannot be filed prior to zoning being approved.
4. Park fees are required for the residential lot.
5. PD Conditions:
 - a. To allow for no alley for the residential portion.
 - b. To allow a front yard of 25-ft in lieu of 30-ft for Lot 1, Block A.
 - c. To waive the screening wall requirement between Lot 1 and Lot 2.

- d. To allow the existing trees to act as a living screen between Lot 2 and the adjacent residential lots.
- e. To allow a screening wall in the front yard as shown on the site plan.
- f. To allow for a minimum lot depth of 57.93-ft on the north side of Lot 1.
- g. To allow for a privacy and noise barrier wall within the sewer easement via a license agreement.
- h. To allow for residential driveway access on S. Denton Tap Rd.
- i. The applicant is responsible for any median modification costs for installing the left turn lane.
- j. The office building will be required to be sprinklered.
- k. To provide a tree conservation easement on the residential lot to conserve trees that fall outside of the developable area, providing for exceptions for diseased trees and fallen trees and allowing for maintenance of the trees.

Benefit to the Community:

This will add to the tax base.

Legal Review:

This item has been reviewed by the City Attorney.

Fiscal Impact:

This will generate additional sales tax revenue.

Recommendation:

The Community Development Department recommends approval of the ordinance.

Attachments:

- 1. Ordinance
- 2. Exhibit A – Legal Description
- 3. Exhibit B - Detail Site Plan
- 4. Exhibit C – Landscape Plan
- 5. Exhibit D – Building Elevations